

*Majesty, by and with the Advice and Consent of his Majesty's Governor, Council, C H A P. and Assembly of this Province, and the Authority of the same, That all Sales, XLVII. Gifts, and Grants at any Time before the Thirteenth Day of April, One All Sales, &c. Thousand Six Hundred Seventy-four, (and not after) of any Lands, Tene- at any Time ments or Hereditaments, within this Province, by any Person or Persons before the whatsoever that had Right to sell, give, or grant such Lands, Tenements or 13th April 1674, made by Writing, with or without Seal, shall for ever hereafter be accounted good and available in Law, to bar the Heirs of such by Writing, with or without Seal, shall be good in Law : Vendors, Donors or Grantors ; any Error in the Form only, of such Writing, to the contrary notwithstanding.*

II. *And forasmuch as divers Assignments of Patents, written on the Back- And also all side of such Patent for Land, are now worn out, and also other Sales in Pa- Sales, &c. per either worn out or quite lost, for which the Purchase Money hath been made before that Time, bonâ fide paid ; Be it further Enacted, by the Authority, Advice and Consent the Writings of which are lost, &c. where either the Sale, &c. or Payment can be proved by Witnesses. afore- said, That all Sales, Gifts or Grants, at any Time before the said Thir- teenth Day of April, One Thousand Six Hundred Seventy-four, made by Per- sons that Right had as afore- said, if either the Sale, Gift, Grant or Payment, bonâ fide, can be proved by Witnesses, such Sale, Gift or Grant, shall for ever hereafter be accounted good and available in Law, to bar the Heirs of such Vendors, Donors or Grantors, or any Person claiming Dower from such Vendor, Donor or Grantor ; any Law, Usage or Custom to the contrary thereof notwithstanding.*

III. *And be it further Enacted, by the Authority, Advice and Consent afore- Sales of Land, &c. made by Deed enrolled, are good without Livery or Seizin. said, That all Sales and Grants of any Lands, Tenements and Hereditaments, made by Deed indented and enrolled since the said Thirteenth Day of April, One Thousand Six Hundred Seventy-four, or that hereafter shall be so made and enrolled, shall be good and available in Law, without Livery of Seizin.*

IV. *And whereas, in the Year of our Lord One Thousand Six Hundred The Act of 1674, ch. 2, approved. Seventy-four, and in the Forty-second Year of the Dominion of the Right Honourable Cæcilius, Lord Baron of Baltimore, a very good Law was made, whereby it was Enacted by his said Lordship, by and with the Advice and Consent of the Upper and Lower Houses of the then General Assembly, That no Manors, Lordships, Lands, Tenements and Hereditaments whatsoever, within this Province, should alter, pass or change from one to another, (as by the said Act, Relation being thereunto had, more at large doth appear) except the same were acknowledged and enrolled, as in the said Law is directed : Be it therefore hereby Declared and Enacted, by the Authority, Advice and Consent afore- said, That whatsoever Deed or Deeds, Conveyance or Con- Conveyances made and en- rolled under that Act con- firmed. veyances, during the continuance of the said Law, were enrolled by virtue of the said Law, within the Time therein limited, are and shall be taken and ad- judged to be effectual in Law, according to the Purport, Intent and Meaning of such Deed or Deeds, Conveyance or Conveyances, enrolled. And if any Deed or Deeds, Conveyance or Conveyances, made during the continuance of that Act, were sealed and delivered, but not enrolled according to the In- tent of the said Law ; It is hereby Enacted and Declared, That nothing has passed by such Deed or Deeds, Conveyance or Conveyances, not enrolled as afore- said, the Repeal of the said Law notwithstanding. But declared void, if not enrolled.*

V. *And whereas, at an Assembly held at the City of St. Mary's on the Tenth Day of May, Anno Domini One Thousand Six Hundred Ninety-two, The Act of 1692, ch. 30, recited. in the Fourth Year of the Reign of our late Sovereign Lord and Lady, King William and Queen Mary, of blessed Memory, An Act for Enrolment of Con- veyances, and securing the Estates of Purchasers, was then made, whereby it was Enacted, That no Manors, Lands, Tenements, or Hereditaments what- soever, within this Province, shall pass, alter or change from one to another, whereby the Estate of Inheritance or Free-hold, &c. shall take Effect, &c.*